

For More Information:

CLAY SHORT

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Office Building For Lease

SPANISH VILLAGE OFFICE PARK



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net

SPANISH VILLAGE OFFICE COMPLEX



OFFERING SUMMARY

Available SF: Various Sizes

Lease Rate: \$16.00 SF/yr (MG)

Lot Size: 12 Acres

Year Built: 1997

Building Size: 128,000 SF

PROPERTY OVERVIEW

Various spaces ranging from 625 SF to 4600 SF to 12,000 SF available in this multi-building professional complex which is stabilized by its strong tenant mix. The roster includes professionals from legal & financial industries medical, engineering, governmental, and corporate offices. This space is modernized, and well-designed.

LOCATION OVERVIEW

Located on South Thomas Street in the West Main Street business district. Neighbors include a mixed use of office, medical, retail and restaurants. A full-service post office, major banks, many restaurants and diverse retail shopping can all be found within 1 mile of this property.

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144 South Thomas Street, Tupelo, MS 38801

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building I - Suite 101.1	Available	4,478 SF	Modified Gross	\$16.00 SF/yr	Space facing the North side 1st floor, Main entrance off Center Court Secondary entrance in the back 4/5 offices with bullpen area Separate conference room, kitchen area and private restroom.
Building I - Suite A	Available	1,140 SF	Modified Gross	\$16.00 SF/yr	Front Loft space facing Thomas St 2nd floor - NO ELEVATOR Private interior stairwell 3/4 offices *Private restroom
Building I - Suite 209.5	-	365 SF	Modified Gross	\$16.00 SF/yr	Front Hallway Entrance Space 2nd floor *Common area restrooms
Building III - Suite 116	Available	1,200 SF	Modified Gross	\$16.00 SF/yr	1st floor with direct entry from parking lot Front lobby area 4 offices Storage room *Private restrooms
Building III - Suites 204, 205, & 206	-	4,494 SF	Modified Gross	\$16.00 SF/yr	3 to 4 offices Large bullpen area Large Kitchen *Private restroom
Building III - Suite 108	-	1,200 SF	Modified Gross	\$16.00 SF/yr	Facing North side First floor Direct entry from parking lot 3/4 offices Bullpen area Private restroom
Building I - Suite B	Available	1,140 SF	Modified Gross	\$16.00 SF/yr	Back loft space facing the parking lot 2nd floor Private interior stairwell No elevator access 3/4 offices Private restroom
Building I - Suite 211	Available	1,440 SF	Modified Gross	\$16.00 SF/yr	2nd floor entrance Facing Thomas Street Front lobby area 2 offices Storage room Big conference/training room *Common area restrooms

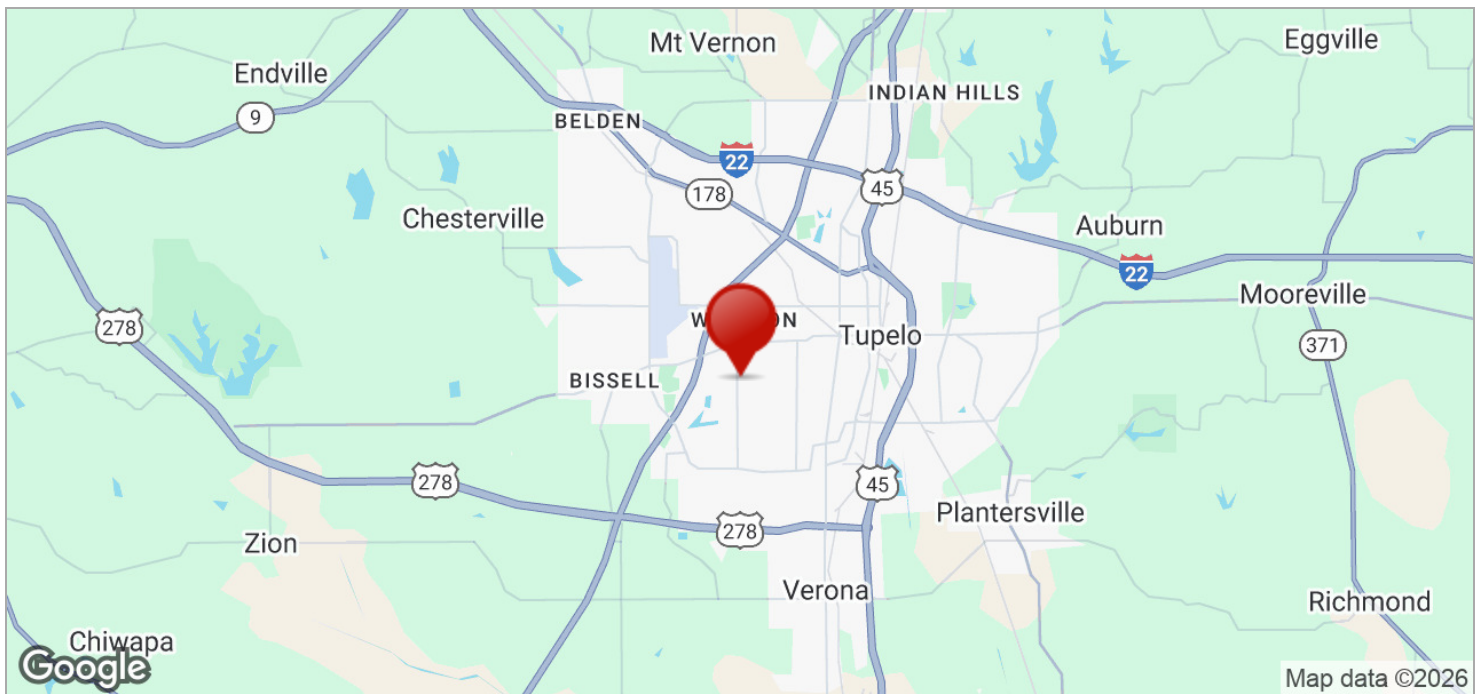
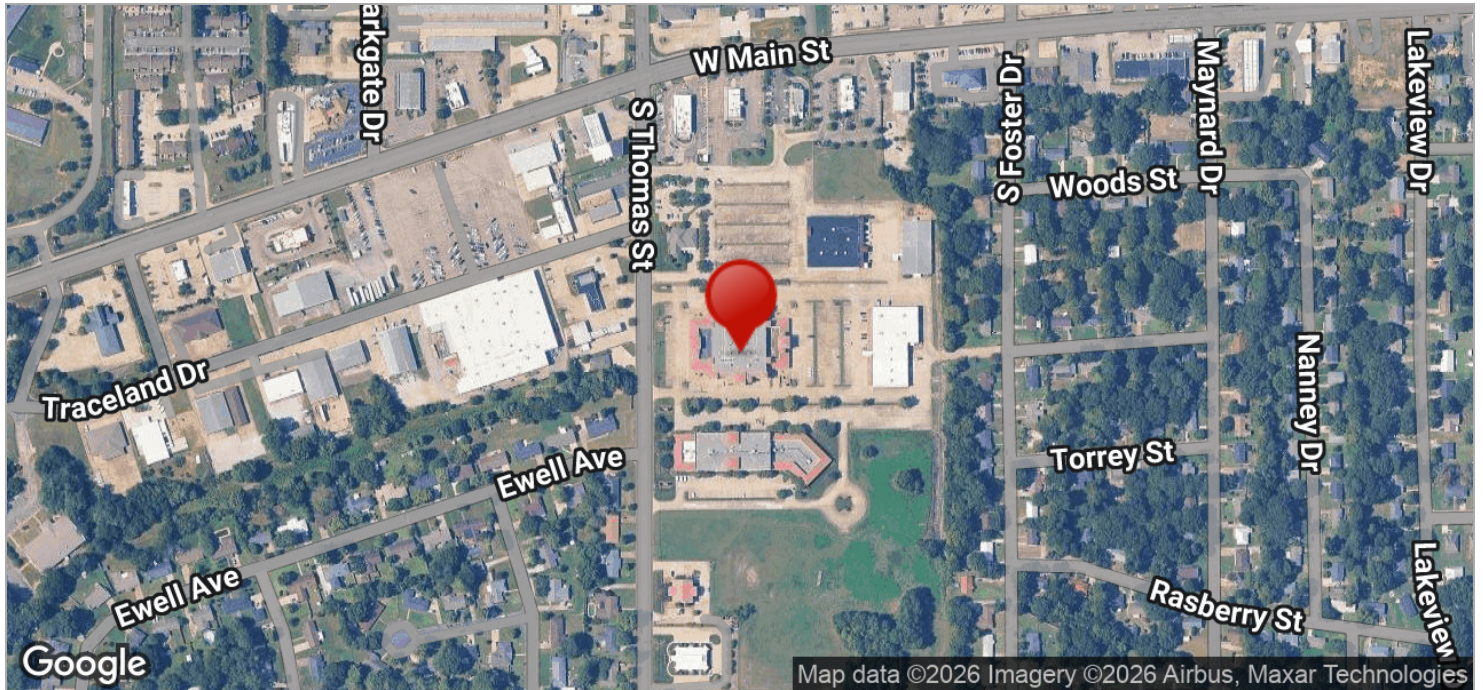
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